

074.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

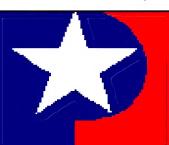
868,100 / 868,100

USE VALUE:

868,100 / 868,100

ASSESSED:

868,100 / 868,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
62		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MCCABE GAIL E	
Owner 2: BIRMINGHAM TIMOTHY J	
Owner 3:	

Street 1: 62 MELVIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PETRINO JOHN F & ARLENE M -
Owner 2: -
Street 1: 62 MELVIN RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 9,280 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 9280 Sq. Ft. Site 0 70. 0.75 4	488,882	488,900
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9280.000	379,200		488,900	868,100		46541
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

Total Card	0.213	379,200		488,900	868,100	Entered Lot Size
Total Parcel	0.213	379,200		488,900	868,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	507.36	/Parcel: 507.3	Land Unit Type:

Parcel ID	074.0-0001-0004.0
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!6178!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	379,300	0	9,280.	488,900	868,200	868,200	Year End Roll	12/18/2019
2019	101	FV	282,800	0	9,280.	488,900	771,700	771,700	Year End Roll	1/3/2019
2018	101	FV	277,900	0	9,280.	419,000	696,900	696,900	Year End Roll	12/20/2017
2017	101	FV	277,900	0	9,280.	391,100	669,000	669,000	Year End Roll	1/3/2017
2016	101	FV	277,900	0	9,280.	335,200	613,100	613,100	Year End	1/4/2016
2015	101	FV	271,700	0	9,280.	300,300	572,000	572,000	Year End Roll	12/11/2014
2014	101	FV	271,700	0	9,280.	278,000	549,700	549,700	Year End Roll	12/16/2013
2013	101	FV	271,700	0	9,280.	265,000	536,700	536,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRINO JOHN F	38874-135		4/22/2003		511,000	No	No		
	12052-110		8/10/1971		38,000	No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
4/23/2007 263 Manual 1,900	10/9/2018 Meas/Inspect CC Chris C
11/18/1997 711 4,000	2/13/2009 Meas/Inspect 189 PATRIOT
	7/30/2003 MLS MM Mary M
	10/30/2000 Hearing N/C 189 PATRIOT
	10/13/1999 Meas/Inspect 263 PATRIOT
	11/1/1981 KM
	Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison				Full Bath: 1	Rating: Good			OF=BMT SINK.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:														
Sec Wall: 2 - Clapboard	12%			OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: BEIGE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: 1				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1961	Eff Yr Blt:			Location: 1				Lvl 1											
Alt LUC: 1	Alt %: 1			Total Units: 1				Lower											
Jurisdct: 1	Fact: .			Floor: 1				Totals RMS: 7 BRs: 3 Baths: 1 HB											
Const Mod: 1				% Own: 1															
Lump Sum Adj: 1				Name: 1															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	GD - Good	18.6%		Phys Cond: GD - Good	18.6%			Exterior: 1	No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional: 1				Interior: 1	1	7	3	M							
Sec Int Wall: 1	%			Economic: 1				Additions: 1											
Partition: T - Typical				Special: 1				Kitchen: 1											
Prim Floors: 3 - Hardwood				Override: 1				Baths: 1											
Sec Floors: 4 - Carpet	50%			Total: 18.6%				Plumbing: 1											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric: 1											
Subfloor: 1				Basic \$ / SQ: 135.00				Heating: 1											
Bsmnt Gar: 1				Size Adj.: 1.34261203				General: 1											
Electric: 3 - Typical				Const Adj.: 0.99495000				Totals 1	7	3									
Insulation: 2 - Typical				Adj \$ / SQ: 180.337															
Int vs Ext: S				Other Features: 85000															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100		% AC: 1		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 465802															
% Com Wall		% Sprinkled: 1		Depreciation: 86639				Juris. Factor: 0		Before Depr: 198.37									
				Depreciated Total: 379163				Special Features: 0		Val/Su Net: 126.32									
								Final Total: 379200		Val/Su SzAd: 250.13									
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	PARCEL ID 074.0-0001-0004.0				IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X8	A	AV	1985		0.00	T	27.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					